

# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**March 27, 2019 Minutes of the Regular Meeting**

## **Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, March 27, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

### **1. PLEDGE OF ALLEGIANCE**

Supervisor Ward led in reciting the Pledge of Allegiance.

### **2. CALL TO ORDER/ROLL CALL**

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 27, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair	
Lawrence T. Hollis	Vice Chair	<i>via conference call</i>
JoAnn Ward	Supervisor	
Suzanne DeCopain	Supervisor	<i>via conference call</i>
Koko Miller	Supervisor	

Staff Members Present:

Gene Roberts	Meritus	
Tonja Stewart	District Engineer	<i>via conference call</i>

There were no audience members present.

### **3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

### **4. CONSENT AGENDA**

#### **A. Consideration of Minutes of Board of Supervisors Meeting February 27, 2019**

The Board reviewed the minutes.

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MOTION TO:	Approve the February 27, 2019 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures February 2019**

The Board reviewed the O&Ms.

MOTION TO:	Approve the February 2019 O&Ms.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**C. Review of Financial Statements through February 28, 2019**

The Board reviewed and accepted the financials.

**5. BUSINESS ITEMS**

**A. Capital Improvements Update**

Mr. Roberts summarized the memo that Mr. Howell sent the Board regarding LMP's landscaping installation status. Completion is expected by mid-April.

**B. General Matters of the District**

Mr. Roberts told the Board that FHP's rates have increased, and they will not be doing the monthly reports. The Board agreed to switch to HCSO for community patrol services.

**6. MANAGEMENT REPORTS**

**A. District Manager's Report**

**B. Field Manager**

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

88 Mr. Roberts went over the management reports.

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90 Supervisor Miller had questions about vehicles parking on the grass in the common area at  
91 Willow Beach.

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93 Supervisor Ward asked for Mr. Roberts to reach out to Aquatic Systems to ask why Pond 8 has  
94 not been in the last few reports and for an update on the progress of cattail removal in the ponds.  
95 She also asked if Parkway Center CDD has a maintenance contract with Vertex for the pond  
96 aerators.

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99 **7. VENDOR/STAFF REPORTS**

100 **A. District Counsel**

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102 There were no updates from District Counsel at this time.

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105 **B. District Engineer**

106 *Ms. Stewart entered the meeting via conference call at approximately 6:55 p.m.*

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108 Supervisor Ward discussed her concerns with the new construction Taylor Morrison is doing and  
109 the water in one of the ponds that is being drawn down to install new storm drains. She would  
110 like to know which pond, where the water will be discharged, and what restoration will be done  
111 to the pond bank after the construction is completed. Ms. Stewart will do some research to find  
112 out more about Taylor Morrison's plans.

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114 Ms. Stewart discussed the conservation area behind the monument at Castle Creek and  
115 Falkenburg. She explained that there is a lot of invasive vegetation that needs to be removed. Ms.  
116 Stewart also recommended that a regular maintenance plan be put into place to monitor and  
117 remove invasive vegetation from around all of the CDD conservation areas. She has a proposal  
118 from Aquatic Systems for \$4,400 to do the removal. The Board and Ms. Stewart discussed the  
119 proposal.

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121	MOTION TO:	Approve Aquatic Systems to remove the invasive
122		vegetation from the conservation area at the corner of
123		Falkenburg and Castle Creek at a cost of \$4,400.
124	MADE BY:	Supervisor Hollis
125	SECONDED BY:	Supervisor Miller
126	DISCUSSION:	Supervisor Fleary asked about the time frame. Ms.
127		Stewart will report back.
128	RESULT:	Called to Vote: Motion PASSED
129		5/0 - Motion passed unanimously

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131 *Ms. Stewart dropped off from the conference call.*

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**8. SUPERVISOR REQUESTS**

Supervisor Ward asked for Meritus to follow up with Taylor Morrison regarding the “no trespassing” signs being installed around the new construction site and maybe have Taylor Morrison add surveillance cameras.

Supervisor Miller asked that a “no parking” and towing sign be installed next to the mail kiosk on Willow Beach. The sign should match the other CDD signs and use the black decorative post.

Supervisor Hollis asked for the ivy and vines to be removed from the Pine Ridge/Town Lake monument.

Supervisor Fleary asked Supervisor DeCopain if she can attend a landscape inspection meeting in the next few months.

**9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

**10. ADJOURNMENT**

MOTION TO:	Adjourn at 7:20 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

165 *\*Please note the entire meeting is available on disc*

166 *\*These minutes were done in summary format.*

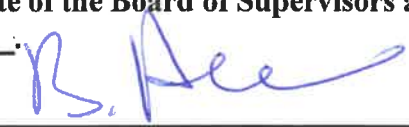
167 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
168 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
169 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
170 *based.*

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172 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
173 noticed meeting held on 4-24-19

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176 **Signature**

177 Daniel Fleary Jr  
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179 **Printed Name**

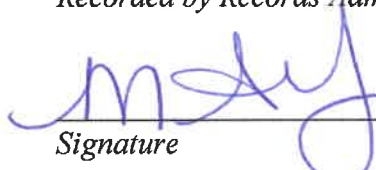
180  
181 **Title:**  
182  **Chairman**  
183  **Vice Chairman**

  
**Signature**

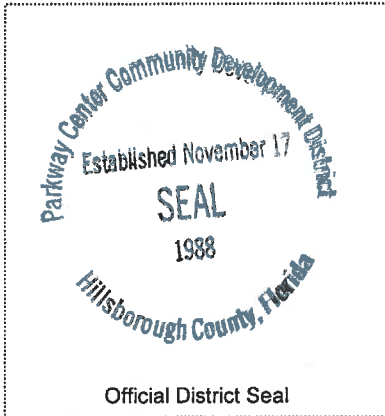
Brian Howell  
**Printed Name**

**Title:**  
 **Secretary**  
 **Assistant Secretary**

*Recorded by Records Administrator*

  
**Signature**

4-26-19  
**Date**



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